

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

MASSACHUSETTS STATE EXCISE TAX
Norfolk County Land Court
Date: 05-03-2016 @ 11:32am
Ct# 681 Doc# 1352158
Fee: \$4,512.12 Cons: \$989,500.00

QUITCLAIM DEED

Jacqueline Phillips and Peter A. Brand, being married, of 212 Forest Street, Needham, Massachusetts,

For consideration paid and in full consideration of Nine Hundred Eighty-Nine Thousand Five Hundred (\$989,500) Dollars;

Grant(s) to Jie Zhao, Individually, of Potomac Maryland,

with ***QUITCLAIM COVENANTS:***

The land in Needham, in the County of Norfolk, commonwealth of Massachusetts:

Southerly by Forest Street, eighty one (81) feet;

Westerly by lot numbers 13 shown on the plan hereinafter referred to, one hundred twenty and 87/100 (120.87) feet;

Northerly by land now or formerly of Willard J. Hodges Tr., ninety eight and 74/100 (98.64) feet; and

Easterly by lot number 11, shown on said plan, one hundred thirty and 58/100 (130.58) feet.

Said parcel is shown as lot numbered 12 on a plan drawn by Uhlin Engineering Co., Surveyor, dated January 1950, as approved by the Land Court, filed in the Land Registration Office as No. 9652-12, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 40302, Book 202.

Being the same premises conveyed to the herein named Grantor by deed recorded with the Norfolk County Registry of Certificate No. 61442.

We, Jacqueline Phillips and Peter A. Brand, hereby declare, under the pains and penalties of perjury, that no person is entitled to claim the benefit of an existing estate of homestead in the premises. Further, we hereby release and terminate any and all estate of homestead in and to the property conveyed herein, whether created automatically pursuant to Massachusetts law or Declaration.

Locus of Grantee, 212 Forest Street, Needham, MA 02492

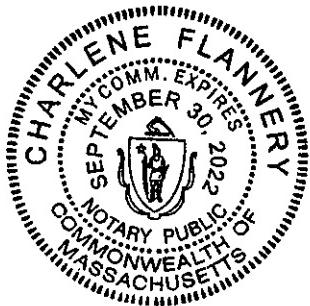
N O T N O T
Executed under seal this 14th day of April, 2016. A N
O F F I C I A L O F F I C I A L
C O P Y C O P Y

Jacqueline Phillips

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 14th day of April, 2016, before me, the undersigned notary public, personally appeared Jacqueline Phillips, proved to me through satisfactory evidence of identification, which was WADL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Charlene Flannery
Notary Public –
Notary Commission expires

N O T
A N
Executed under Seal this 8th day of April, 2016. F I C I A L
C O P Y

N O T
A N
C O P Y

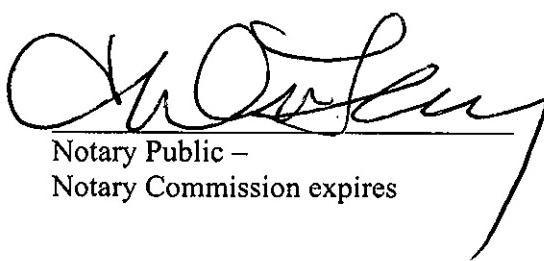
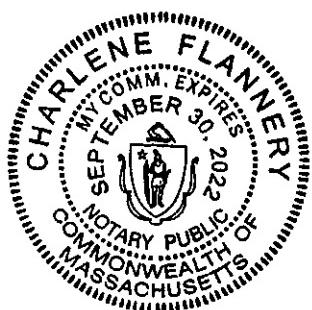


Peter A. Brand

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 8th day of April, 2016, before me, the undersigned notary public, personally appeared Peter A. Brand, proved to me through satisfactory evidence of identification, which was HANOL, to be the person whose name are signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Charlene Flannery
Notary Public –
Notary Commission expires